



## OXLEY HOLDINGS LIMITED

(Incorporated in the Republic of Singapore under Registration No. 201005612G)

---

### JOINT VENTURE AGREEMENT

---

The Board of Directors (the "**Board**") of Oxley Holdings Limited (the "**Company**") refers to the announcement on 19 October 2011 wherein it was informed that the Company intends to enter into a formal joint venture agreement (the "**JV Agreement**") with Unique Consortium Pte. Ltd. ("**Unique Consortium**") and Goldprime Investment Pte. Ltd. ("**Goldprime Investment**") to give effect to their intentions and to record and regulate the affairs of Oxley Viva Pte. Ltd. ("**Oxley Viva**"), and their respective rights as shareholders of Oxley Viva. The Company, Unique Consortium and Goldprime Investment currently hold 55%, 35% and 10% of the equity interest in Oxley Viva, respectively.

The Board wishes to announce that the Company and Oxley Viva had on 25 November 2011 entered into the JV Agreement with Unique Consortium and Goldprime Investment, pursuant to which, Oxley Viva shall carry on the business of redeveloping the development known as Hong Leong Garden Shopping Centre at West Coast Way in Singapore (the "**Property**"), for sale and shall undertake any activities incidental to such business. Details of the acquisition of the Property were announced on 21 September 2011.

The aforesaid joint venture is not, in itself, expected to have any material impact on the earnings and net tangible assets per share of the Company for the current financial year ending 30 June 2012.

The Company will provide updates as and when there are material developments in relation to the business of Oxley Viva, as described above.

None of the Directors, and as far as the Directors are aware, none of the controlling shareholders of the Company, has any interest, directly or indirectly, in the foregoing, save through his shareholdings (if any) in the Company.

By order of the Board

Ching Chiat Kwong  
Executive Chairman and CEO  
25 November 2011

---

*This announcement has been prepared by the Company and its contents have been reviewed by the Company's sponsor, Collins Stewart Pte. Limited ("**Sponsor**") for compliance with the relevant rules of the Singapore Exchange Securities Trading Limited ("**SGX-ST**"). Collins Stewart Pte. Limited has not independently verified the contents of this announcement.*

*This announcement has not been examined or approved by the SGX-ST and the SGX-ST assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made, or reports contained in this announcement. The contact person for the Sponsor is Mr. Alex Tan, Managing Director, Corporate Finance, Collins Stewart Pte. Limited at 77 Robinson Road #21-02 Singapore 068896, telephone (65) 6854-6160.*